



CITY OF BURTON
PLANNING COMMISSION MEETING
NOVEMBER 11, 2025
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. Center Road
Burton, MI 48519

A. Call To Order

B. Pledge of Allegiance to the Flag of the United States of America

LED BY: Chairman Kevin Burge

C. Roll Call

Present: Board Member Kevin Burge, Board Member Tom Gorang, Board Member Don Jones, Council Vice-President Greg Hull, Board Member Gregg Dunkel, Board Member Erica Edgington, Board Member Neil Martz

Absent: None.

D. Staff Present

Leandra Swayne, Deputy Planning and Zoning Official

Joy Roe, Deputy Clerk

Erica Rogers, Clerk's Office

E. Approval of Minutes

F. Site Plan Review

1. SPR 25-47

By: MPL Holdings LLC. 48495 Central Park Dr. Canton, MI 48188

Re: 3408 S. Dort Hwy Burton, MI 48519

Parcel ID# 59-29-400-017 / Zoned C-2 General Business

For: New Construction of a Truck Terminal

Joe White of 312 North Street spoke about the special use permit that was granted in 2021 with the stipulations and the changes they would like to make.

Mrs. Swayne spoke about the property, gave the background information for the special approvals, and stated the administration recommends approval.

Mr. Martz asked what kind of trucking operation do you run? Will the office facility be new or used?

Moody Khalaf, owner of the business, stated we are 99% automotive freight for GM,

Ford, and Stellantis. We run 150 shipments for the Flint Assembly plant alone which are none hazardous or corrosive drive in freight from manufacturers from all across the United States. Empty trailers will mainly be parked at this location as the drivers are doing the ten-hour reset. The drivers go home during this time, then come back, pick up the trailer, and run their routes again.

Discussion about the operation, whether the office will be new or used, and the signage.

Mr. Burge asked if there is going to be lights in the parking area?

Mr. Khalaf stated I'm not sure yet. We are open to suggestions, and we are looking into it. It depends on how much it will cost. This is just for overflow, and it will be managed 24/7, plus have night vision cameras on site as well.

Mr. Jones asked if the office would be on wheels or are you going to put it on blocks and hook-up to utilities?

Mr. White stated it will be on blocks and permanent utilities going in.

Mr. Martz made a motion to approve SPR 25-47 with the stipulation that if it is sold or a new owner takes over, then employee parking would be added, a site lighting grid be proposed to the city for illumination of the parking area to deter crime, a sign be constructed with the address for identification purposes, footings for the office be out of the set-back area and utilities be available for water and sewer. A six-foot privacy fence on the north side of the property and the current sign pole will be taken out if they are not going to use it. A new site plan with the modification is to be submitted.

Motion by Board Member Martz, seconded by Board Member Dunkel, to Approve SPR 25-47.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica Edgington, Neil Martz

Voting No: None

Motion Passed 7 - 0.

2. SPR 25-48

By: Alfredo Garcia
4180 Davison Rd.
Burton, MI 48509

Re: 4180 Davison Rd. Burton, MI 48509
Parcel ID# 59-10-501-004 and 59-10-501-005 (To be combined)
Zoned C-2 General Business

For: Construction of a New detached sales building

Alfredo Garcia of 4180 Davison Road stated we would like to build a pole barn. It will be an extension of the current place. There will be some storage on the back side of the pole barn.

Mrs. Swayne stated this case came before you last month, and you requested the owner to be here so you can ask additional questions. I just want to make sure we are focusing on what is on the plan right now. I know a future vision has been talked about for the patios that are on the plan. In this plan, we are looking at the accessory structure that he is requesting for his bulk items to be stored and for his customers to be able to buy bulk. In the future, he will be back before you for a special use. Two concerns the administration has are: no storage on the patios at any time and there needs to be some kind of signage for the customers telling them not to drive back to the rear of the property. It will be for employees only. So the applicant is going to use a pallet jack or a forklift to move the bulk items from the accessory structure to the front to deliver it to the customer in the front. The administration does recommend approval with the condition adding a sign to prevent customers from driving to the rear of the property and the new structure, and the patios can not be used until further use is approved by the Planning Commission. We will need some clarification about the storage on the back of the pole barn because your plans present a detached accessory structure.

Mr. Garica stated the storage will be on the back, but that is later on. I wanted to get this rolling before it gets too cold. The storage will be for a shipping container that is a refer container for refrigerator stuff. Mainly meat and items like that.

Discussion about the width of the cement.

Patrick Dargel of 6119 Hugh Street stated one of the things I recall from the last meeting pertains to not driving to the back structure because of emergency vehicles.

Discussion about adding the sign to the building that states employees only, the parking lot pot holes, and what kind of food will be sold.

Alberto Dominguez of 8460 Reid Road stated Alfredo just wants to pour a pad back there for anything to do with food and deliveries. We shouldn't have any issues with customers, but we can put a sign to the right of the turf that says no deliveries. We don't have people drive back there, and it won't interfere with the garbage or deliveries. Everything we have delivered is based on what we have going on at that moment. He has a deli and bakery inside selling bread and things like that right now. In the future, he would like to have a place for people to sit and enjoy the outdoors.

Mr. Burge asked if the address could go on the front of the building or by the front of the building.

Mr. Dominguez stated yes, we could do that.

Mr. Burge made the motion to approve SPR 25-48 with the stipulations of the address on the building, the sign that states no deliveries or pick-ups to prevent customers from going in the back, and the patio can not be used until further special approval. If the special use for the patio is not approved, then the patio is to be enclosed for future use.

Motion by Board Member Burge, second by Council Vice-President Hull, to Approve SPR 25-48.

Voting Yes: Kevin Burge, Tom Gorang, Don Jones, Greg Hull, Gregg Dunkel, Erica Edgington, Neil Martz

Voting No: None

Motion Passed 7 - 0.

G. Audience Participation

Now is the time set aside for members of the audience to address the Burton Planning Commission. I would ask each individual to give their name and address for the record, limit their comments to three (3) minutes, and speak on topics germane to City business.

Patrick Dargel of 6119 Hugh St. stated I would like you to consider moving the December 9th special meeting on the Master Plan to 5:30. I would also like to thank Greg Hull for his time on this commission. And lastly, I would like the other members to consider Mr. Burge for the chairman position again when the time comes for another vote.

Mrs. Swayne stated the Master Plan meeting will not be December 9th because the consultant made an error in the notices they sent out. So, they had to re-notify people and that means the meeting will be pushed back to January 13th for the Planning Commission to hold a public hearing and adopt the Master Plan at that time.

H. Board Discussion

Mr. Martz asked if the church on Lapeer Road pull their case.

Mrs. Swayne stated yes they did.

Mr. Jones gave an update about the GM plant and how they are planting trees now.

Discussion about the landscape area by the trees and the sidewalks.

Mr. Jones asked about the old Rite Aid on the corner of Davison and Center roads because there were many workers working on the building.

Mrs. Swayne stated yes, that there is going to be a medical office there.

Mr. Burge asked about the building on the corner of Davison and Belsay roads and if they were reducing the number of offices.

Mrs. Swayne stated that is correct.

Mr. Dunkel stated at the corner of Howe and Bristol roads where the storage units are going in, there are trucks, trailers, and other equipment being stored there.

Mrs. Swayne stated I am making a note of it now. Thank you.

I. Public Hearing

1. ZC 336 SPR 25-50

Amar Shango; 8515 Highgrove Ct., Grand Blanc, MI 48439 requests a zoning change from M-2 General Industrial District to C-2, General Business on the following described parcels: being located at G3271 S. Dort Hwy., Burton MI 48529, Parcel 59-28-551-001 as follows:

G3271 S. Dort Hwy., Burton MI, 48529, Parcel 59-28-551-001 described as:
W 150 FT OF LOTS 1 & 2 HEMPHILL DORT COMMERCIAL SITES (81)

Amar Shango of 8515 Highgrove Ct. stated the purpose I am doing this is to correct our

zone. If there is something we might want to do in the future, we want to make sure everything is good.

Mrs. Swayne stated this property is located on Dort Hwy and Hemphill. This is a multi-tenant building with one space being the convenient store and the other space currently vacant. The property is currently zoned M-2 General Industrial and he would like it changed to C-2 General Business. The administration recommends denial to keep it M-2 and remain the same as the adjacent properties on the south east corner. Today, the Planning Commission will make the recommendation to City Council and City Council will make the decision whether or not to rezone to C-2. The second hearing, first reading date will be Thursday, December 4 at the City Council meeting and the second reading will be Monday, December 15 at the City Council Meeting.

Mr. Jones stated if we do nothing, then we don't have to bring it in front of anyone, right?

Mrs. Swayne stated no, you are making a recommendation the City Council whether it is denied or approved.

Discussion about the motel next door being M-2 as well.

Mr. Hull asked why do you want this zoning change? Just because isn't an answer.

Mr. Shango stated that if my business drops, I have to find another way to support my business. My architect tells me there are several things we could do under the C-2 zone that would be acceptable. This would help me if my business drops since Bristol and Dort received their liquor license and the gas station across from me is getting theirs as well.

Mr. Burge stated it is the unknown of what you want to put there.

Mr. Jones stated I am with Mr. Burge. It's not that I am against you having the C-2 zone, but I can't just give you free rein. We are liable to get in trouble. There are fifty different things you could do, but you haven't said. I can't give you that free rein to do what you want. If you said I want to build a gas station, then ok, but I am not going to vote for this blindly.

Mr. Gorang stated yes, it is the unknown.

Ms. Edgington stated in looking at the permitted uses for the C-2 compared to the M-2, which is what the property is now, there are a lot of differences. Frankly, I think many of them are nicer under the C-2 than the M-2. In doing this, since you are a multi-tenant space, if someone wants to rent out the space, this opens it out.

Mr. Shango stated I use that space for storage. No one has been there since before Covid. It was either 2018 or 2019 when the tattoo shop moved. I don't need anyone there because it is working as my storage for now.

Mr. Burge stated I myself can't vote for something if I have no idea of what is going in.

Mr. Hull stated does it really matter what he wants to put in? If we think it should be a C-2 zone, does it matter what he plans to put in? I am curious.

Mrs. Swayne stated if you were to make the recommendation to rezone to a C-2 zone,

then any permitted uses listed on the matrix I provided would be allowed. So, at this point, when you apply for a rezone, you don't have to have a use put in place or bring forth the use you want. You, as a board member, have to look at the overall. Are you going to look at all the permitted uses within the zone?

Mr. Hull stated so do we think this should be C-2. Regardless of what is going to happen there in the future? So, at this point, it doesn't matter what he is planning on putting in there.

Mrs. Swayne stated you take away what someone might do because there isn't a plan in place. You are making the recommendation to City Council for all those permitted uses in that zone. That is what you are looking at. Not just one item or one permitted use for that zone that may be a concern. I am not going to say it doesn't matter, but at this point you are either recommending approval for the C-2 and all permitted uses under that or keep it M-2.

Mr. Martz asked are gas stations allowed in M-2?

Mrs. Swayne answered that is not a permitted use under M-2.

Ms. Edgington stated a junkyard is.

Mr. Martz stated the building in itself is already partitioned off as a multi-tenant space and I don't personally see a lot of the M-2 uses being able to fit into the store area. Nor do I think the M-2 holds any great value versus the C-2, which gives him more flexibility and allows him to lease tenant space out under the C-2 rather than the obsolete M-2 uses. It also gives him, based on the number of site plans we have reviewed for Shangos, whether that is a common last name like Smith or if you are a part of them, but they are heavy on gas stations.

Ms. Edgington stated I agree.

Mr. Shango stated for the future maybe, it all depends on how much business I am going to lose to the competition. I need to see how much I get hurt when my competition gets the same stuff I have. I am trying to fight for my business, that's all.

Ms. Edgington stated I agree with Mr. Martz. After looking at everything under both of them, I don't see anything C-2 that strikes me that we should be concerned about. There isn't anything that stands out that I think shouldn't be allowed to go there. Frankly, there are more things under M-2 that I would really not want to see go there on the corner, and they wouldn't be beneficial. The current M-2 is much more industrial than the C-2. M-2 does not have storefronts or restaurants, or things of that nature.

Mark Usecheck, owner of MEY investments Inc. stated I own many single-family dwellings along Hemphill Road in the immediate vicinity of the proposed change. I also own a property at 3043 and 3047 E. Hemphill and multiple on Ludwig by the intersection with Hemphill. I don't really have an opinion either way, I just ask that we don't disrupt the residential neighborhood with whatever is ultimately going to be approved to go in there. There is already a lot of industrial traffic that goes through there and I don't want there to be any more disruptions. I think the M-2 is perfectly fine, but also that a gas station would not cause anymore disruption than what is already there. I agree that the M-2 is more industrial. I would just ask if there is going to be a major change, that it doesn't get more industrial through there.

Patrick Dargel of 6119 Hugh St. stated I know this area a little because of the work my dad did, and it is a liquor store. I have been informed that any gas station can have beer and wine but not liquor. They can do this without being required to come to the city to ask for a special license because they are limited. As far as gas stations in terms of competitions, I can comprehend for beer and wine, but not straight liquor. I recognize that he has a liquor store and he has a rare capability over gas stations in the area.

Mr. Martz made the motion to recommend approval to City Council for ZC 336 SPR 25-50 because the M-2 standards and uses don't fit the property and it would be more conducive to have it C-2.

Motion by Board Member Martz, second by Council Vice-President Hull, to Recommend Approval to City Council for ZC 336 SPR 25-50.

Voting Yes: Greg Hull, Erica Edgington, Neil Martz

Voting No: Kevin Burge, Tom Gorang, Don Jones, Gregg Dunkel

Motion Failed 3 - 4.

Ms. Roe stated Mr. Martz and I were discussing that the recommendation was to deny the approval to City Council. Mr. Martz was asking if we should recommend a denial to City Council.

Mr. Jones asked the administration to the best of your knowledge, is this the right thing to do?

Mrs. Swayne stated the wording is your recommendation to City Council is to deny the zoning change.

Mr. Burge asked when we are voting no here, are we voting not to send it to City Council?

Mr. Martz stated no. If you want to recommend denial, then you need to vote yes.

Ms. Roe stated this motion states a recommendation for the City Council to deny ZC 336 SPR 25-50. You have already voted that you do not want City Council to approve it, now you are voting for the City Council to deny this.

Mr. Burge stated yes it won't go to City Council, no and it does.

Mrs. Swayne stated this is your recommendation to them.

Ms. Edgington stated if you vote yes, then you are telling City Council that you recommend they deny this. If you vote no, then you are telling them to take it up and possibly change the zoning. They ultimately have the deciding vote.

Motion by Board Member Jones, second by Council Vice-President Hull, to Recommend Denial to City Council for ZC 336 SPR 25-50.

Voting Yes: Kevin Burge, Tom Gorang, Gregg Dunkel

Voting No: Don Jones, Greg Hull, Erica Edgington, Neil Martz

Motion Failed 3 - 4.

Mrs. Swayne stated I just want to make sure that everyone is aware and clear that you are giving the recommendation of approval to City Council. First we went through a

recommendation of approval and that was denied. Then, we made a recommendation to deny and that was denied. So, for the record, you are recommending approval to the City Council for the zone change from M-2 to C-2.

J. The next regularly scheduled meeting will be held on Tuesday, December 9, 2025 @ 5:00 PM.

K. Meeting Adjournment

Meeting adjourned at 6:27pm.

[MIN_SIGNATURES]